007.0	0006	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	794,700 / 794,700
					USE VALUE:	794,700 / 794,700
					ASSESSED:	794,700 / 794,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87	-89	LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MINNITI LEONARDO & MARY/	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	87 LAKE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,812 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2187 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3812.000	404,900	5,100	384,700	794,700
Total Card	0.088	404,900	5,100	384,700	794,700
Total Parcel	0.088	404,900	5,100	384,700	794,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.37 | /Parcel: 363.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	6736
GIS Ref	
GIS Ref	
Insp Date	03/01/18

!724!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	405,000	5100	3,812.	384,700	794,800	794,800	Year End Roll	12/18/2019
2019	104	FV	317,200	5100	3,812.	408,800	731,100	731,100	Year End Roll	1/3/2019
2018	104	FV	317,200	5100	3,812.	298,200	620,500	620,500	Year End Roll	12/20/2017
2017	104	FV	298,400	5100	3,812.	259,700	563,200	563,200	Year End Roll	1/3/2017
2016	104	FV	298,400	5100	3,812.	221,200	524,700	524,700	Year End	1/4/2016
2015	104	FV	267,300	5100	3,812.	216,400	488,800	488,800	Year End Roll	12/11/2014
2014	104	FV	267,300	5100	3,812.	177,900	450,300	450,300	Year End Roll	12/16/2013
2013	104	FV	277,600	5100	3,812.	169,300	452,000	452,000		12/13/2012

PRINT

Date	Time
12/10/20	16:27:14

LAST REV

Date	Time
04/24/18	08:30:52
ekelly	
724	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINNITI LEONARD	63335-112		3/4/2014	Convenience	99	No	No		See deed remainers change tenancy
MINNITI LEONARD	31976-121		10/31/2000	Family	1	No	No	4	
	10303-282		6/28/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/11/2012	42	Manual	12,353					inter. update repa
1/11/2012	43	New Wind	4,000					replace 16 windows

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Meas/Inspect	189	PATRIOT
10/26/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	256	PATRIOT
8/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	6736
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3812		Sq. Ft.	Site		0	80.	1.26	1			Med. Tr	-10					384,738						384,700	

Total AC/HA: 0.08751 | Total SF/SM: 3812 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 384,738 | Spl Credit | Total: 384,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.17447543
Const Adj.:	0.98490196
Adj $ / SQ:	196.646
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	586828
Depreciation:	181917
Depreciated Total:	404912

COMMENTS

SCUTTLE HOLE. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

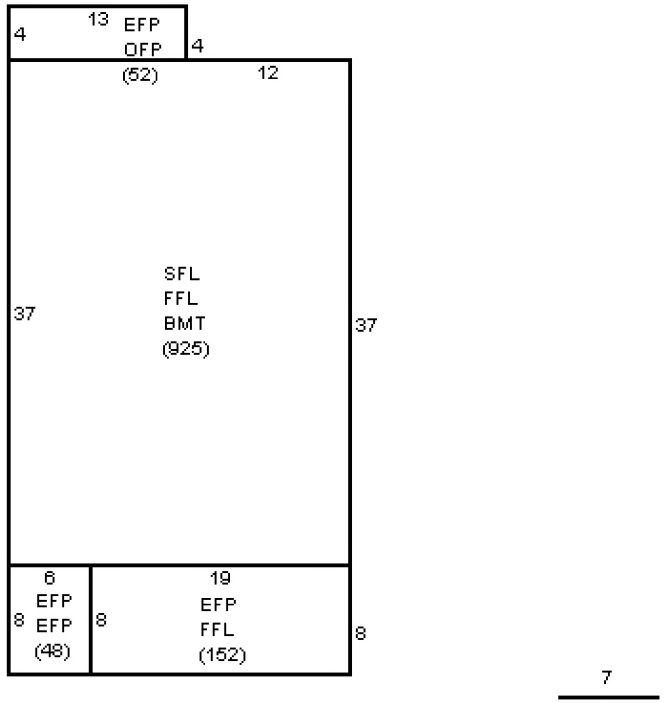
No Unit	RMS	BRS	FL
2	6	2	1
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	196.65
Special Features:	0	Val/Su Net:	123.48
Final Total:	404900	Val/Su SzAd	202.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,077	196.650	211,788
BMT	Basement	925	66.660	61,663
SFL	Second Floor	925	196.650	181,898
EFP	Enclos Porch	300	35.750	10,726
OFP	Open Porch	52	43.340	2,253

Net Sketched Area:	3,279			Total:	468,328
Size Ad	2002	Gross Are	3279	FinArea	2187

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

007.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc